

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
2005 COMPREHENSIVE PLAN WORK SESSION #22  
Thursday, January 20, 2005**

A work session of the Williamsburg Planning Commission was held on Thursday, January 20, 2005, at 3:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Hertzler, Friend, McBeth and Smith. Absent were Commissioners Young, Pons and Rose. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Hertzler called the meeting to order at 3:00 p.m.

**OPEN FORUM**

Stuart Hughes, 103 Williamsburg Avenue, said that he was in agreement with the proposal by Riverside Healthcare Association for the Quarterpath at Williamsburg project. He said that it addresses the "multifaceted housing" issue addressed in the Plan. He said that the seven year build-out will give the City a chance to see how this type of development and density works out. Mr. Hughes continued by stating that he didn't see Planning Commission rezoning every square foot of City property at this time. He said that if the Colonial Extension subdivision is sold Colonial Williamsburg should let the developer decide whether or not to attempt a rezoning. He concluded by saying "take what you have now and see how it develops before making other changes."

Susana Hickman, owner of 608 South Henry Street, and partner with John Digges, who owns 604 and 610 South Henry Street, said that they plan to combine their property into one development, and would like to build condominiums. She said they support allowing increased density in this area, allowing up to 22 units per net acre with a special use permit. She said that there has been extreme interest in their proposal by retired people.

**COMPREHENSIVE PLAN UPDATE**

Mr. Nester reviewed Residential Issues with the Commission, and noted that at the last work session it was the consensus of the Commission that 22 units/net acre was a reasonable figure for the following areas: Merchants Square/Delly Area/Triangle Block; City Square area; and the Blayton Building (WRHA).

North Henry Street (east side) and Scotland Street

Mr. Nester said that this area was now designated Medium Density Single Family Attached Residential (6 to 8 units/net acre), and that there were three options that could be considered: (1) leave as is (new land use category will be Medium Density Multifamily), with a density of 8 units/net acre – potential for 4 new dwelling units; (2) change to a new Downtown Residential land use, increasing density to 14 units/net acre with a special use permit – potential for 13 new dwelling units; or (3) change to a new Downtown Residential land use, increasing density to 22 units/net acre with a special use permit, with a maximum of 10 units in an individual building – potential for 20 new dwelling units.

Mrs. McBeth said that keeping this area with a potential for up to 22 units per net acre would create fewer divisions in land use and zoning categories.

Mr. Friend said that he was concerned with raising the density because the area was not suitable for a higher density. He said he is strongly opposed to changes in the zoning for this area, but is reconciled with the proposed land use and zoning for the City Square area.

Mr. Friend said he was opposed even if a special use permit was required for the higher density, since anyone with a good proposal can get a special use permit.

Mrs. Smith agreed with this observation, and said that she did not feel that special use permits were an effective tool. She went on to say that she wants to make sure that we increase the residential diversity in the City.

Following more discussion of this issue, it was the consensus of the Commission to leave the density for this area at eight units per net developable acre, with a land use category of Medium Density Multifamily.

South Boundary Street/South Henry Street area (north and south of Newport Avenue)

Mr. Nester stated that this area is now designated as a combination of Low Density Single Family Residential, Office and Medium Density Single Family Attached Residential (6 to 8 units/net acre), and zoned a combination of RM-1, RM-2, and LB-3. He said that there were three options for the RM-1 and RM-2 areas: (1) change land use designation to reflect existing zoning [Medium Density Multifamily (8 units/net acre) and High Density Multifamily (14 units/net acre)] – potential for 13 new dwelling units; (2) change to new Downtown Residential land use, allowing density to 14 units/net acre with special use permit – potential for 16 new dwelling units; or (3) change to new Downtown Residential land use, allowing density to 22 units/net acre with special use permit – potential for 28 new dwelling units. He said that there were also three options for the LB-3 area: (1) leave residential density as is (8 units/net acre) – potential for 12 new dwelling units; (2) allow LB-3 residential density to 14 units/net acre with a special use permit – potential for 22 new dwelling units; or (3) allow LB-3 residential density to density to 22 units/net acre with a special use permit – potential for 32 new dwelling units.

After a lengthy discussion by Commissioners, it was the consensus to allow a base residential density of eight dwelling units per net developable acre, with the option to increase the density to 22 dwellings per net developable acre with a special use permit. The residential land uses in this area will be designated a new Downtown Residential category, which will allow a base density of 8 dwelling units per net acre, with a density of up to 22 dwelling units per net acre being allowed with a special use permit.

#### Room Rentals to Visitors (Bed & Breakfast)

Mr. Nester discussed five options for the room rentals to visitors issue:

1. Current regulations are acceptable. Keep designated corridors, leave quotas in place allowing no additional B&B uses, and leave room rental limitation at four bedrooms.
2. More flexibility. Keep designated corridors, leave quotas in place allowing no additional B&B uses, allow more than four bedrooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
3. Still more flexibility. Keep designated corridors, eliminate quotas allowing market to determine number of B&Bs, leave room rental limitation at four bedrooms.
4. Maximum flexibility. Keep designated corridors, eliminate quotas allowing market to determine number of B&Bs, allow more than four bedrooms to be rented for each B&B, based on criteria to ensure compatibility with the neighborhoods.
5. Flexibility for larger lots. Allow larger lots to apply for a special use permit for additional rooms, with criteria to ensure compatibility with the neighborhoods as well as a limited number of larger establishments. This could be added to options 1 through 4.

Designated corridors. It was the consensus of the Commission that the corridors were acceptable as now designated (Capitol Landing Road Corridor, Henry Street, Jamestown Road, Lafayette Street, Page Street and Richmond Road).

Quotas. The issue of quotas in the corridors was discussed at length. Mr. Nester noted that the only corridor that was "quota limited" was the Richmond Road corridor, which has a quota of 10 and 10 uses approved. Mrs. McBeth said that on Richmond Road, it would be better to have a building used for a Bed & Breakfast than for a student rental. Mr. Friend said that this was a complicated issue, and wondered if this was the proper forum for its resolution. Mrs. McBeth said that she would like to see the opportunity for additional houses to be used along the corridors, and in particular, along the Richmond Road corridor. Mr. Friend agreed with Mrs. McBeth. Commissioners felt that quotas were important, but that there may be an opportunity to adjust the quotas, especially along Richmond Road. It was the consensus of the Commission that there should be the opportunity to adjust quotas along the designated corridors.

Owner-occupancy. George Craig, Colonial Capital B&B, 501 Richmond Road, questioned whether owner-occupancy was needed. Mr. Hertzler said that B&Bs are maintained whether or not they are owner-occupied. Mrs. McBeth said that she was against removing the owner-occupancy requirement. It was the consensus of the Commission that the owner-occupancy requirement should be continued.

Number of rooms rented. Mrs. McBeth favored allowing for the potential to increase the number of rooms rented, based on criteria to ensure compatibility with the neighborhoods. Mr. Friend said that he had no position on this issue. Mr. Hertzler said that allowing for such an increase is acceptable. It was the consensus of the Commission that there should be provisions to allow for the potential to increase the number of rooms rented, based on criteria to ensure compatibility with the neighborhoods.

## **OPEN FORUM**

Stuart Hughes, 103 Williamsburg Avenue, said that the market should drive the number of B&Bs, not restrictions in the Zoning Ordinance.

John Digges, 512 South Henry Street, expressed opinions on many issues related to B&Bs.

Jane Rackley, 627 Powell Street, said that it is important to preserve residential neighborhoods, and favored a maximum of four rooms, an owner-occupancy requirement, and preservation of the existing quotas.

Robert Tubbs, The Cedars, 616 Jamestown Road, said that three of the top four B&Bs are non-owner occupied. He said that more flexibility is essential for the continued health of B&B uses.

The meeting adjourned at 5:25 p.m.

Joe Hertzler, 2<sup>nd</sup> Vice Chairman  
Williamsburg Planning Commission